

GRANTVILLE – POPULATION-BASED PARK NEEDS

City of San Diego
City Planning and Community Investment
Park Planning Section



General Plan – Population-based Park Requirements:

- Population-based Parks Minimum Standards:
2.8 acres per 1,000 residents.



Community Parks:

- **Size:** 13 acres minimum: serves a population of 25,000; typically serves one community plan area, but depending on location, may serve multiple community planning areas.





Neighborhood Parks

- **Size:** 3 – 13 acres, serves a population within one mile, accessible by bicycling and walking, no on site parking except for disabled access.





Navajo Population-based Park Acreage:

- **2008 Requirements:**

Population of 49,965 requires **139.90 acres of park land.**

- **2030 Requirements:**

Population of 53,340 requires **149.35 acres of park land.**



Existing/Proposed Navajo Parks

- **Existing Population-based Park Acreage**

Total Existing Parks:

147.92 gross acres 119.8
usable acres

- **Potential Future Population-based Park Acreage**

Future joint use
park sites:
24.19 acres



Total Population-based Park Acreage Needs for 2030

- Total Population-based
Park Acreage Need for 2030:

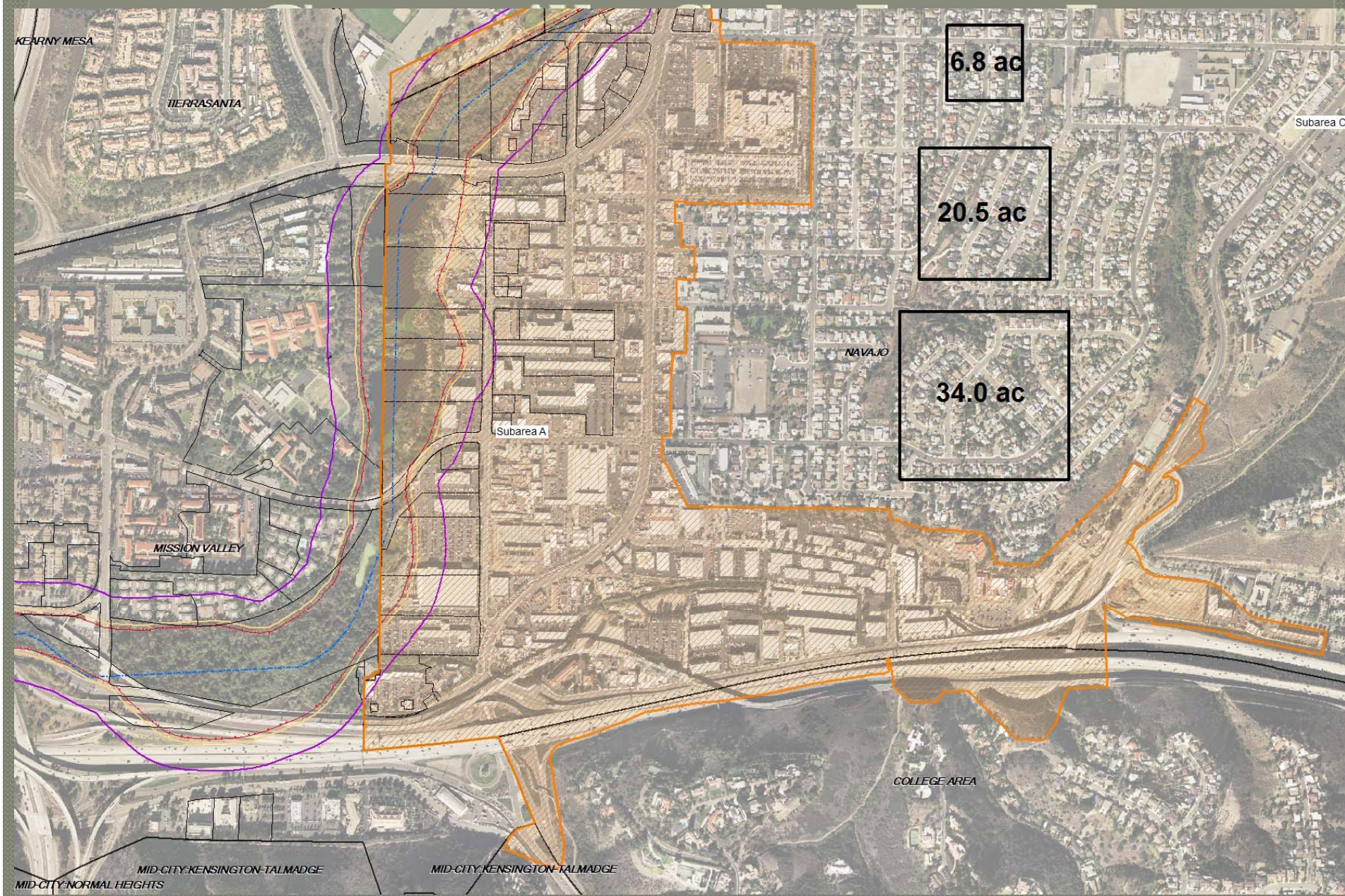
149.35 acres required
25.19 potential acres
119.83 acres existing
-4.33 deficit acres



Projected Grantville Population-based Park Acreage Requirements

- 1,000 new dwelling units = 6.8 acres of population-based parks
- 3,000 new dwelling units = 20.5 acres of population-based parks
- 5,000 new dwelling units = 34.1 acres of population-based parks





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San Diego River Park Master Plan



Goals of the Master Plan:

- Restore the health of the River, including water and wildlife.
- Provide an identity for River.
- Celebrate the different reaches of the River



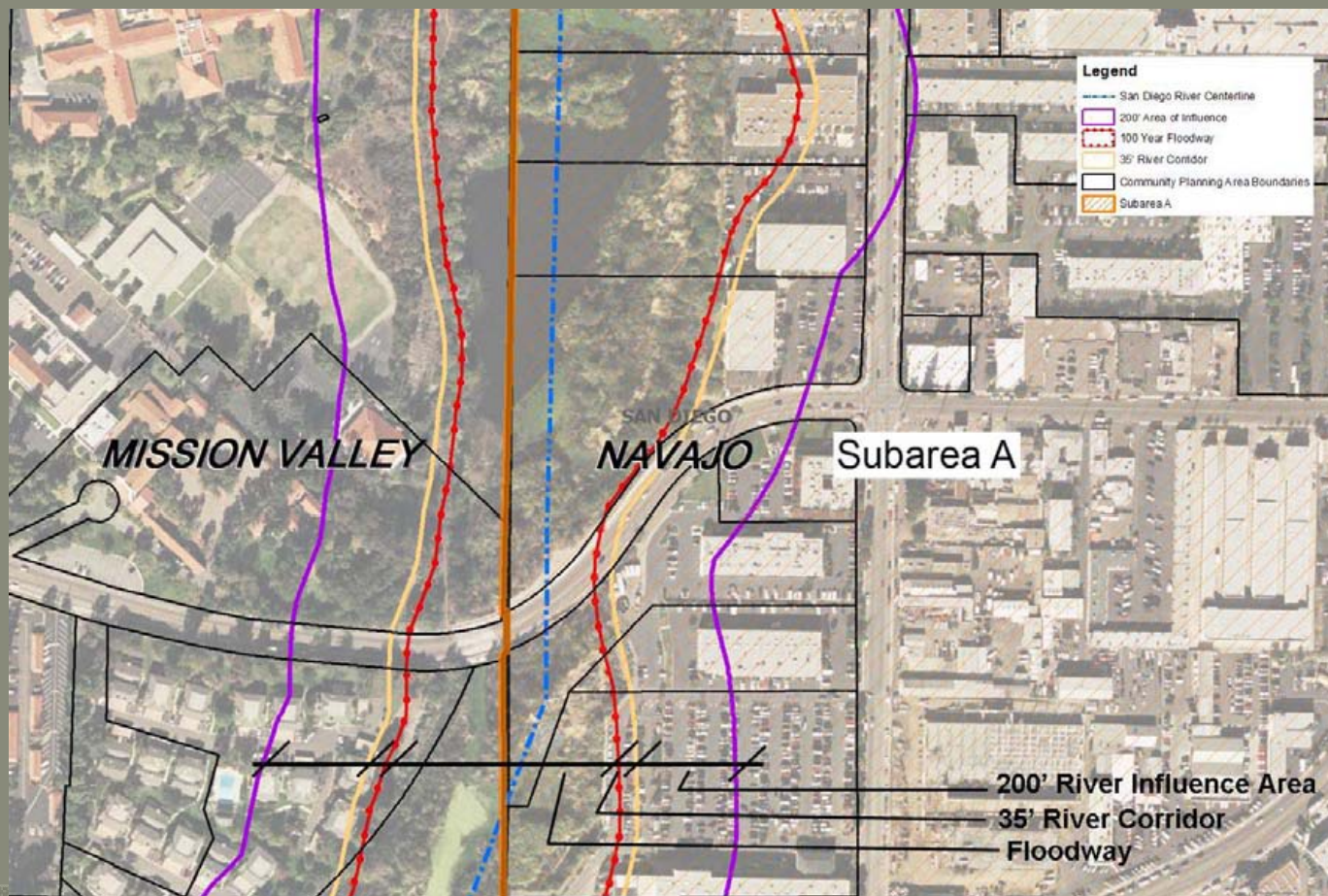
Goals of the Master Plan:

- Reveal the History.
- Reorient development to the River.



Creation of a River Park

- River Corridor Area- FEMA Mapped Floodway + 35 feet on sides of the River.
- River Influence Area – 200 feet from the River Corridor on both sides of the River



River Corridor Area Goals

- Provide a natural floodway that restores River and Wildlife health.
- Provide a hiking and biking trail in the 35 foot area.



River Corridor Area Goals

- Provide picnic areas, interpretive panels, overlooks along the trail.
- Provide site furniture that creates a river identity along the reaches.



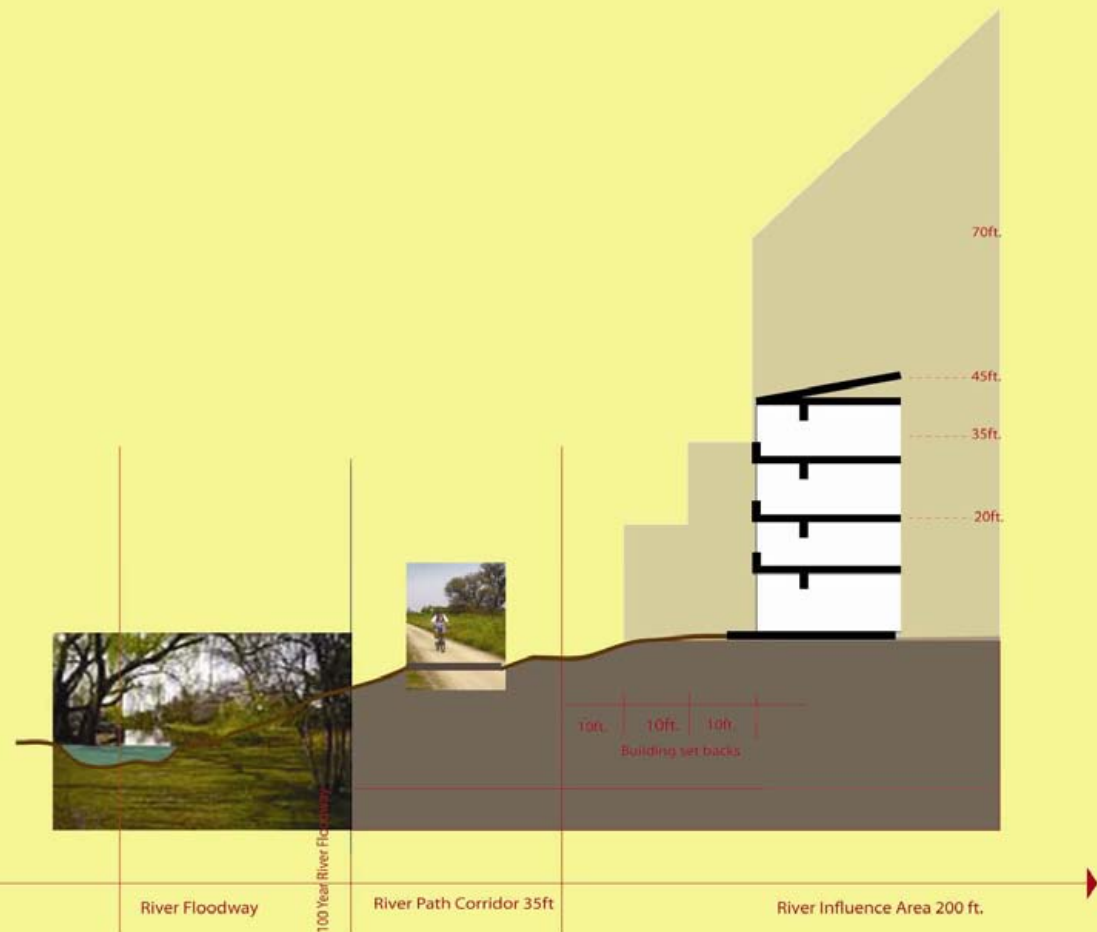
River Corridor Area Goals

- Provide interpretive panels and overlooks to celebrate the history.



River Influence Area Goals

- Provide development standards that enhance the River Corridor such as:
 - Building orientation to the river
 - Height.



River Influence Area Goals

- Provide development standards that enhance the River Corridor such as:
 - Setbacks
 - Access to river corridor



River Influence Area Goals

- Provide development standards that enhance the River Corridor such as:
 - Building facades
 - Location of parking lots

